

Public Hearing Draft



St. Mary's 2050

*Comprehensive Plan for
St. Mary's County, Maryland*



Work Session Commissioners of St. Mary's County

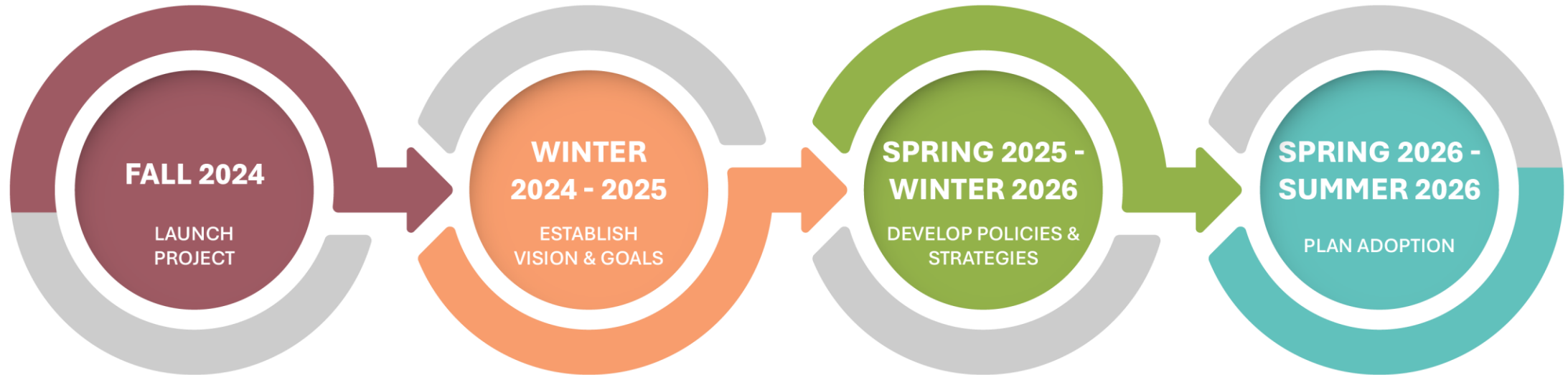
September 15, 2026

Development of the *draft* St. Mary's 2050 Plan



ST. MARY'S 2050
CHARTING OUR TOMORROW

Project Timeline



▲
We are here

How Plan was Developed

Project Team
Created
Inventory of
Goals, Policies,
and Actions from
the 2010 Plan



Project Team
Merged Inventory
with
Recommended
Changes Based on
Public and County
Leadership Inputs



**Technical Review
Committee**
Comments
Incorporated



**Planning
Commission**
Review Comments
Incorporated +
Final Technical
Committee
Refinements

Major Themes from Community Engagement



Protect rural identity, both uses and visual character



Protect **environmentally sensitive land**



Encourage **adaptive reuse** and **redevelopment**, avoid urban sprawl



Ensure growth matches **infrastructure capacity**

Major Themes from Community Engagement (cont'd)



Address **housing affordability**



Improve both **roads and multimodal options**



Maintain a **strong relationship with the Navy** and support **economic diversification**



Improve access to **healthcare services**

Vision Themes

**Guiding Our Growth
through 2050**



**Protecting Our
Environmental and
Agricultural
Resources**



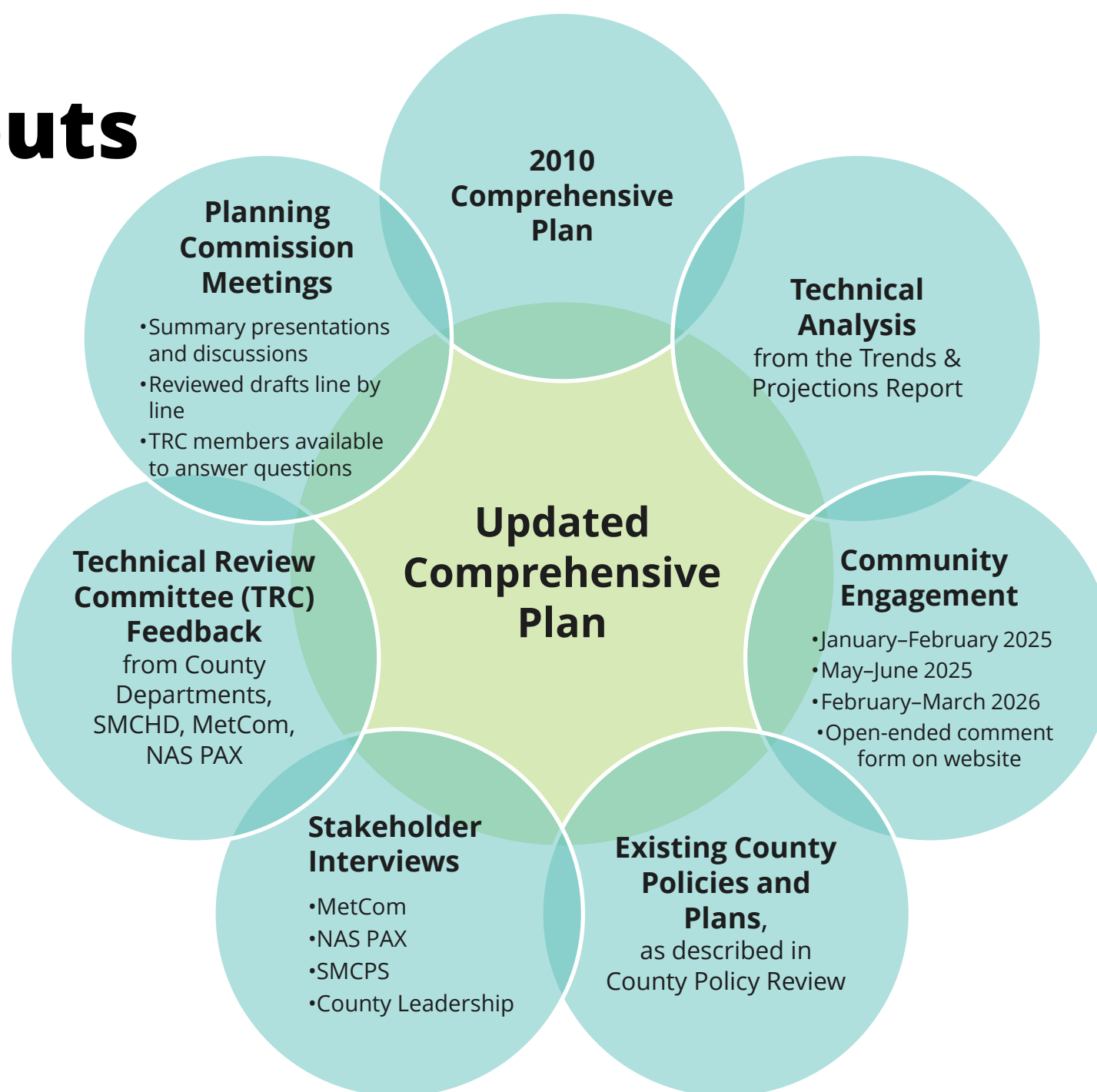
**Serving Our
Community**



To access the project website:
www.stmaryscountymd.gov/StMarys2050/



Plan Inputs



Role of Data in Comprehensive Planning



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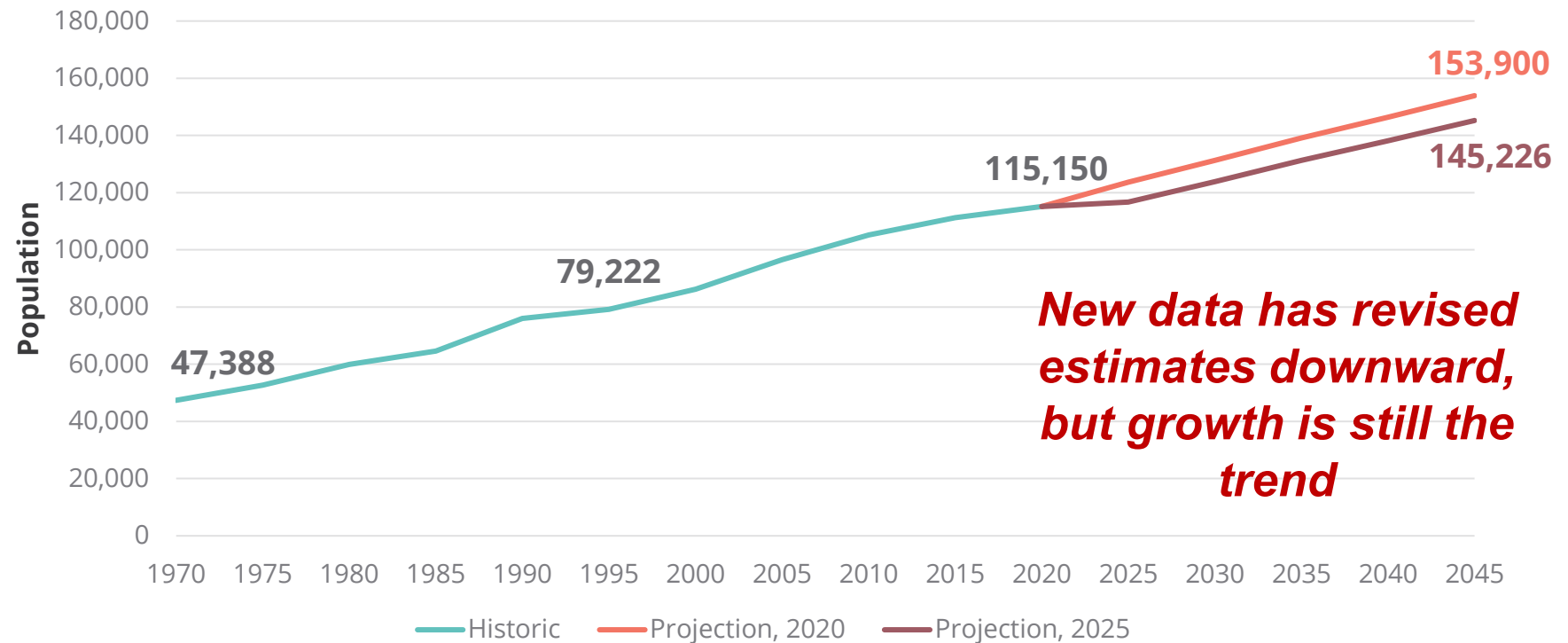
A Growing Population

The County grew
45%
between 1995 and 2020,

in 2020,
was projected to grow
34%
between 2020 and 2045,

And in late 2025, that
number was adjusted to
26%

Population Projections for St. Mary's County



Sources: Maryland Department of Planning, Projections and State Data Center, December 2020 and November 2025; Annual Estimates of the Population via Federal Reserve Economic Data

Growth Projections: St. Mary's 2050 plan & EFMP

Concern: The data in the *draft* St. Mary's 2050 Plan does not match the data in the SMCPS Educational Facilities Master Plan

Response: The population projections in referenced in the *draft* St. Mary's 2050 Plan and the Educational Facilities Master Plan do match. Both plans draw from the Population Projection data that come from the Maryland Department of Planning (MDP).

<https://planning.maryland.gov/MSDC/pages/projection/projectionsbytopic.aspx>

Comprehensive Plan vs. Zoning

Comprehensive Plan	Zoning
Sets vision	Implements vision
Policy guidance	Legally binding regulatory requirements
General policies	Specific rules and standards

The Comprehensive Plan includes recommendations for updates to the Comprehensive Zoning Ordinance

Review of Elements



ST. MARY'S 2050
CHARTING OUR TOMORROW

1

Introduction

In This Section

Background
About the Plan
St. Mary's 2050: Our Vision
Engaging the Public
Alignment with Maryland
State Requirements
How to Use the Plan
Plan Framework
Plan Monitoring Process



Elms Beach

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Growth Management Element

In This Section

Planning for Balanced Growth

Planning Areas Framework

Land Use Map

Goals, Policies, and Actions



3

Housing Element

In This Section

Planning for Housing
Goals, Policies, and Actions



4

Economic Development Element

In This Section

Planning for Economic Development

Diverse Economy

Heritage and Outdoor Recreation Tourism

Working Lands

Mineral Resources

Fisheries



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Environment and Natural Resources Element

In This Section

Planning for the Environment and Natural Resources

Sensitive Areas & Areas of Critical State Concern

Priority Preservation Areas

Water Resources



6

Transportation Element

In This Section

Charting a Connected Tomorrow

Biking, Walking, Hiking

Roads

Transit

NAS PAX and St. Mary's County Regional Airport



7

Public Facilities and Infrastructure Element

In This Section

Building Blocks of a Thriving Community

Water, Wastewater and Stormwater to Support Growth

Adequate Public Facilities and Infrastructure Investment

Broadband and Electrical Utilities

Libraries and Government Facilities

Recreation and Parks

Schools



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Public Health and Community Services Element

In This Section

Planning for Public Health and Community Services
Health and Safety Needs



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Natural Hazards, Vulnerability, and Resiliency Element

In This Section

Planning for Natural Hazards, Vulnerability, and Resiliency

Resiliency



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Implementation

In This Section

Enacting the Plan
Monitoring and Updating
Action Plan



